



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Erin Engman, Associate Planner  
Steve Koper, AICP, Planning Manager

**DATE:** February 24, 2020

---

### **SUBJECT:**

Work session to discuss future potential Plan Text and Plan Map Amendment to increase the maximum building height in the Mixed Used Commercial zone in the Bridgeport Village area.

### **RECOMMENDATION:**

Staff recommends that the Council direct staff to proceed with a Plan Text and Plan Map Amendment, consistent with previous direction.

### **EXECUTIVE SUMMARY:**

- In 2018, the City Council directed staff to proceed with a height study to assess if the Mixed Use Commercial Overlay District could support a maximum building height over the 50-70 feet presently allowed.
  - Staff consulted with DKS on a transportation analysis (Exhibit 1) and found that land identified in the Bridgeport Village area could support a maximum building height of 100 feet (approximately nine stories) limited to mixed-use residential and lodging uses in limited areas within the Mixed Use Commercial zone (Exhibit 2) without a significant impact to the transportation system. Other permitted uses could support a maximum building height of 70 feet.
  - Staff engaged property owners identified in the Bridgeport area regarding the proposed Development Code updates (Exhibit 2) and found support for their participation in the zone change.
  - Staff also found that due to the current application of the Mixed Use Commercial designation, that it functions as Zoning District, rather than an overlay zone. Accordingly, staff recommends updating the development code to reflect this, by creating a Mixed Use Commercial District and corresponding designation on the City's Zoning Map.
  - Next steps would be to, with Council direction: have staff to proceed with a Plan Text and Plan Map Amendment; provide public notification pursuant to Development Code and state requirements; obtain feedback and a recommendation from the Tualatin Planning Commission; and bring the amendments before the Council for a decision.
- 

### **ATTACHMENTS:**

Attachment A- Presentation  
Exhibit 1- TPR Analysis  
Exhibit 2- Zone Change Letter